

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

March 7, 2013



**RP13-03: proposed Replat of part of Lot 11 in Block 5 of the
Borderbrook Addition – Phase 2**

SIZE AND LOCATION: 0.493 acres of land located at the south corner of South College Avenue (State Highway 308) and West Brookside Drive

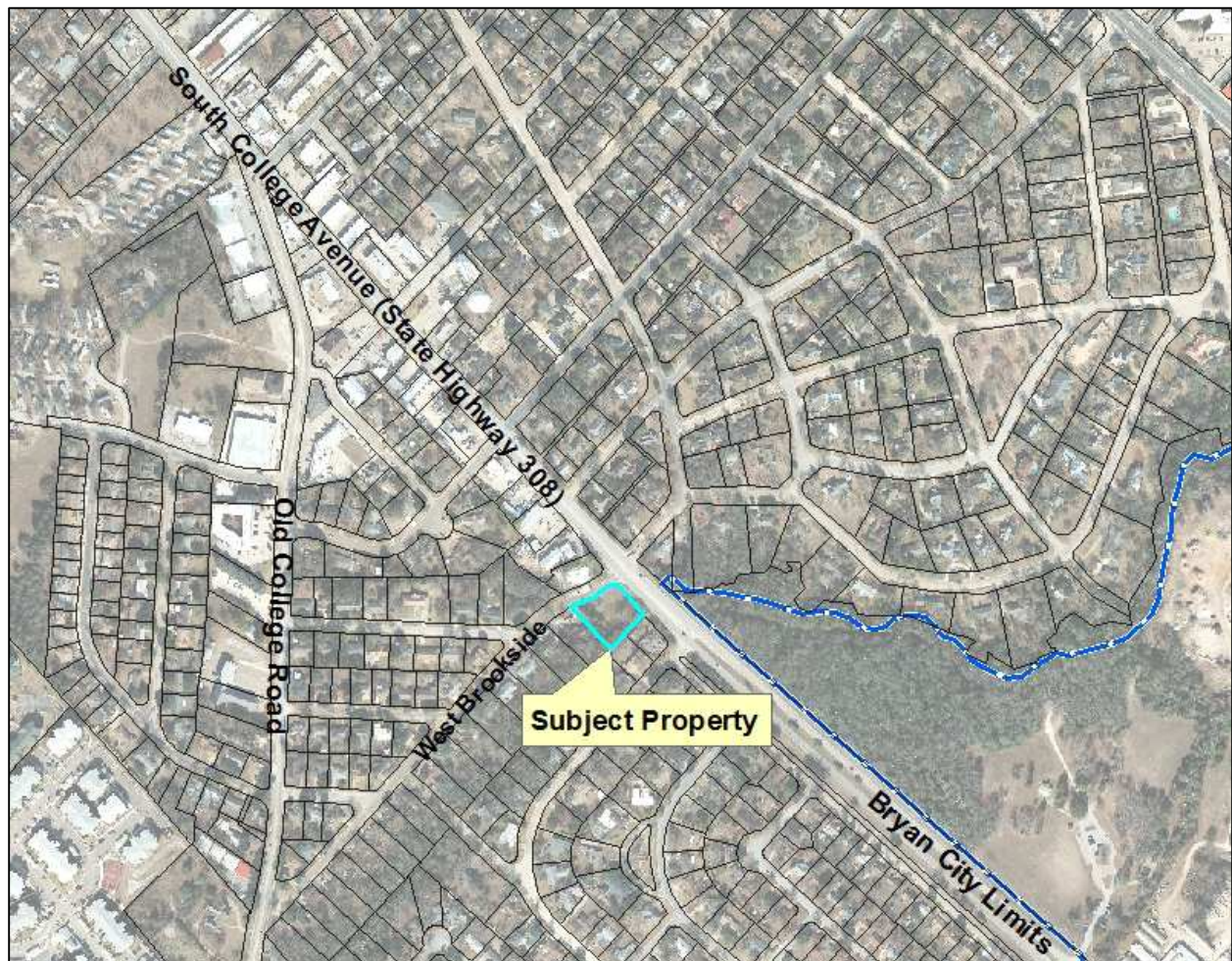
EXISTING LAND USE: vacant land

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Justin Whitworth

AGENT: Joe Schultz

STAFF CONTACT: Randy Haynes, Project Planner



BACKGROUND AND RECOMMENDATION:

The applicant is proposing to replat of part of Lot 11 in Block 5 of the Borderbrook Addition – Phase 2 into two new lots, creating proposed Lots 18R and 19R. The property is currently zoned Residential District – 5000 (RD-5). The request is made to create an additional residential home site. Each new lot exceeds the minimum dimensional standards required of lots in the RD-5 zoning districts. The proposed replat involves the installation of a public sidewalk across the front of both new lots along West Brookside Drive. Parkland dedication and development fees are also being assessed as the result of the addition of the one new lot.

Concern has been expressed regarding the possible difficulty of development on the new lots due to the close proximity to the tributary of Burton Creek and the limited buildable area. Although FEMA Flood Insurance Rate Maps show no federally regulatory floodplain on this property, the Burton Creek Flood Study of 2008 prepared for the City of Bryan has identified floodway within the limits of the adjacent channel, and floodplain up to the elevation of 321.2 ft. All improvements on the proposed two lots will be required to obtain a Floodplain Development Permit from the City of Bryan, and will have a lowest finished floor elevation of all habitable structures of 322.2 ft. Staff contends that, even given this limitation, adequate room to build a new homes will still exist on each of the proposed lots.

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.